104.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,000 / 729,000
					USE VALUE:	729,000 / 729,000
					ASSESSED:	729,000 / 729,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAVATORTA CHRISTOPHER
Owner 2:	CAVATORTA CLAIRE
Owner 3:	
Street 1:	40 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHURCHILL MURIEL B -
Owner 2:	-
Street 1:	40 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7900.000	269,100		459,900	729,000
Total Card	0.181	269,100		459,900	729,000
Total Parcel	0.181	269,100		459,900	729,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.06 | /Parcel: 397.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66911
GIS Ref
GIS Ref
Insp Date 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,100	0	7,900.	459,900	729,000		Year end	12/23/2021
2021	101	FV	260,400	0	7,900.	459,900	720,300		Year End Roll	12/10/2020
2020	101	FV	260,300	0	7,900.	459,900	720,200	720,200	Year End Roll	12/18/2019
2019	101	FV	220,600	0	7,900.	459,900	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	213,700	0	7,900.	394,200	607,900	607,900	Year End Roll	12/20/2017
2017	101	FV	213,700	0	7,900.	367,900	581,600	581,600	Year End Roll	1/3/2017
2016	101	FV	213,700	0	7,900.	315,400	529,100	529,100	Year End	1/4/2016
2015	101	FV	201,000	0	7,900.	282,500	483,500	483,500	Year End Roll	12/11/2014

!8268!

PRINT

Date	Time
12/30/21	07:01:59

LAST REV

Date	Time
09/27/18	11:04:30
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHURCHILL MURIE	1299-82		4/28/2005		430,750	No	No		
	516-169		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2018	301	Dormers	49,200	C				
5/11/2011	430	New Wind	15,000					& EXTEND EFP / NEW
8/20/2007	722	Re-Roof	3,975					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Measured	189	PATRIOT
11/24/2005	MLS	HC	Helen Chinal
10/26/1999	Meas/Inspect	264	PATRIOT
8/15/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7900		Sq. Ft.	Site		0	70.	0.83	4									459,902						459,900	

Total AC/HA:	0.18136	Total SF/SM:	7900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,902	Spl Credit		Total:	459,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00589943
Adj $ / SQ:	149.376
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365659
Depreciation:	96534
Depreciated Total:	269125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

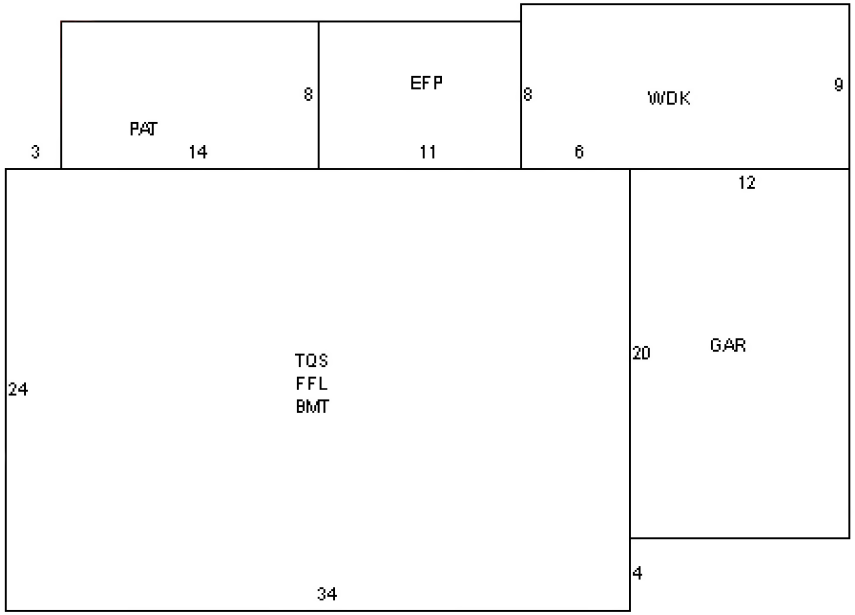
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.38
Special Features:	0	Val/Su Net:	94.55
Final Total:	269100	Val/Su SzAd	188.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	59.380	48,452
FFL	First Floor	816	149.380	121,891
TQS	3/4 Story	612	149.380	91,418
GAR	Garage	240	25.570	6,136
WDK	Deck	162	12.240	1,984
PAT	Patio	112	5.630	631
EFP	Enclos Porch	88	58.510	5,148
	Net Sketched Area:	2,846	Total:	275,660
Size Ad	1428	Gross Area	3050	FinArea 1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

104.0-0003-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	